



49 Sude Hill

Holmfirth, Huddersfield, HD9 7BS

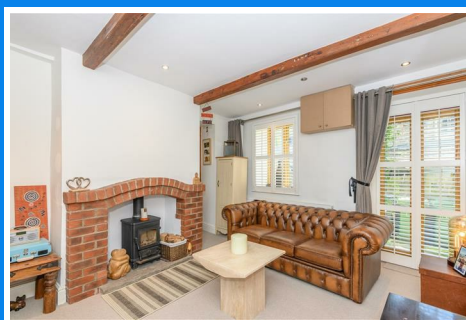
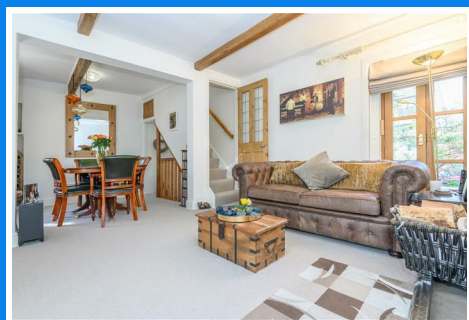
Asking Price £265,000



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****UNEXPECTEDLY BACK ON THE MARKET****

A characterful detached cottage tucked away in a picturesque setting, which we are delighted to offer for sale in the sought after village of New Mill in Holmfirth.

The property is set over three floors and finished to an extremely high standard. The lower ground floor benefits from a double bedroom, an office/dressing room, a shower room with utility and a WC. To the ground floor is the kitchen and an open-plan living and dining room. The first floor benefits from a double bedroom opening onto a roof terrace which has fabulous views and a house bathroom.

Please note parking is located on Sude Hill which is opposite the property.

Conveniently located for local amenities of Holmfirth, close to good local schooling at both primary and secondary level. Excellent transport links to the surrounding town of Huddersfield. Within easy reach of the M1 motorway.

Viewings are essential- call SW Property 01422 415776

Entrance

Kitchen

Finished to a high standard with wall and base units and granite worktops into splashback. A ceramic sink. Integrated appliances: fridge-freezer, electric oven with ceramic hob, dishwasher. Porcelain tiled floor.

Open Plan Living

An open-plan living and dining room. Benefits from a log burning stove and wooden beams on the ceiling adding character. Staircase providing access to the lower ground accommodation.

Lower Ground Floor

Bedroom Two

Currently used as an additional sitting room, but primarily used as a double bedroom. Also benefitting from a log burning stove with a red brick fireplace and wooden beams to the ceiling.

Office/Dressing room

Located off the bedroom/living room. With built in wardrobes/cupboards with shelving and central heating radiator.

Shower Room/Utility

A large shower cubicle. Space and plumbing for a washing machine. Heated towel rail, tiled floor. Cupboard housing the central heating boiler.

Downstairs WC.

Located off the shower room is a wc and a washbasin set upon a reclaimed wooden shelf and stone mounts, extractor fan and heated towel rail.

First Floor

House Bathroom

A house bathroom with a three piece suite in white comprising of low flush wc, pedestal washbasin and bath with mixer shower over. The bathroom has a carpeted floor and heated towel rail.

Master Bedroom

A good-sized double bedroom with fitted wardrobes, space for furniture and furnishings. Access to the roof terrace.

External

A roof terrace with lovely views over a wooded area. Space for a garden patio furniture set.

Directions

For Satnav please use the postcode HD9 7BS.

Take the A635 road out of Holmfirth into New Mill. At the junction continue on the A635 Penistone Road for approximately 150 yards and turn left up Sude Hill. Just before the former school house (opposite the church) turn right on the unmade track and the property will be seen facing you on the track. Viewers are advised to park on the road and proceed on foot to the property.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

Please Note:

SW Property Management Limited are selling this property on behalf of an employee of the Company.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing

the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

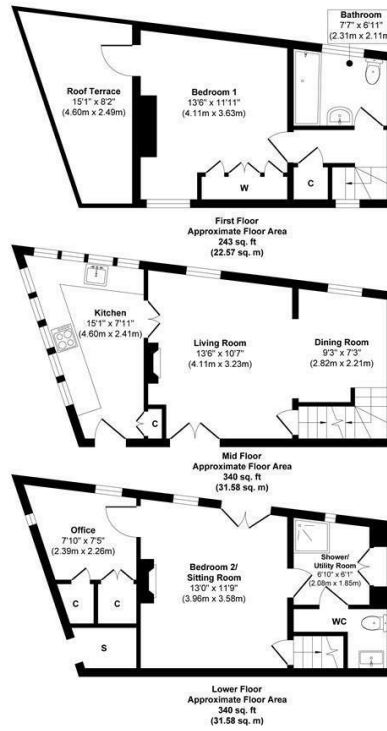


Terrain Map



Floor Plan

49 Sude Hill, Newmill Holmfirth

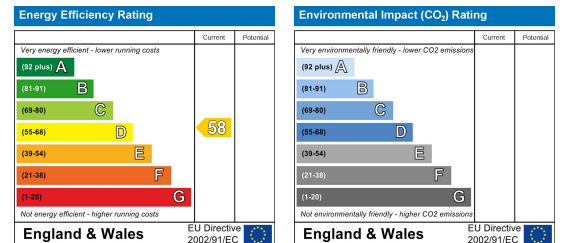


Approx. Gross Internal Floor Area 923 sq. ft / 85.73 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.